

ARTICLE VIII INDUSTRIAL DISTRICT

Section 801 General Provisions

To promote the health, safety, and general welfare of the City, all industry locating in I-1, I-2, and TIP as in other districts of the City, shall be considered subject to the requirements and regulations of the appropriate Local, State, and Federal Agencies concerned with pollution control and abatement.

802 Industrial Districts

The "I" Industrial District shall be divided into three (3) sub districts as determined herein:

1. I-1 Light Industrial District
2. I-2 Heavy Industrial District
3. Technical Industrial Park (TIP) District

802.01 I-1 Light Industrial District: The purpose of this district is to provide for the development of commercial and light manufacturing industries which do not have large space requirements and do not generate odors, smoke, fumes, or excessive noise and also for warehousing and storage, provided the particular uses have not been declared a nuisance in any court of record.

802.01.1 Uses Permitted:

1. Light manufacturing industries
2. Uses as permitted in Commercial "C" Districts, including trade and driving schools but excluding public, private, and parochial, elementary, and secondary schools, hospitals, convalescent homes and all residential uses
3. Truck terminals, warehouses, and storage buildings
4. Wholesale and supply houses, including building material suppliers requiring outdoor storage
5. Bulk storage and wholesale dispensing of products and materials with the exception of those products and materials that by their nature are considered explosive or otherwise hazardous to other industrial uses as determined by the Zoning Administrator
6. Recycling centers
7. Correctional facilities
8. Adult arcades, adult bookstores, adult cabarets, adult entertainment establishments, adult motels, and adult motion picture theaters
9. Amusement parks
10. Bingo parlors
11. Emergency shelter/mission
12. Golf driving ranges and pitch-n-putt
13. Pawn shops

14. Single-room occupancy hotels (SRO)
15. Title Pledge Office - Any such uses lawfully operating prior to March 11, 1998, shall be treated as non-conforming uses under this Ordinance, and shall be subject to the requirements of Article XIII-A of this Ordinance, entitled "Non-conforming Use of Lands and/or Structures."
16. Used tire sales
17. Billboards
18. Bail Bonding business
19. Mobile/Manufactured Home Sales

802.01.1(a) Uses Which May be Permitted as Use Permits:

1. Adult and Child Care Center/Commercial, as an accessory use.
2. Commercial Communication Towers
3. Wrecker Services

802.01.2 Regulations:

1. Regulations shall be the same as in the C-3 General Commercial District.
2. No correctional facility, adult arcade, adult bookstore, adult cabaret, adult entertainment establishment, adult motel, or adult motion picture theater, as defined in this Ordinance, shall be located within two hundred fifty (250) feet of any other such use, or located within one thousand (1,000) feet of any residentially zoned property, church, school, park, playground, or public library. No separation is required for adult entertainment establishments under a common roof with single proprietorship and a single entrance.
3. No bingo parlor, pawnshop, or secondhand store shall be located within two hundred fifty (250) feet of any other such use, or located within five hundred (500) feet of any residentially zoned property, church, school, park, playground, or public library.
4. No pawnshop or secondhand store shall be constructed or altered to permit business to be transacted via a drive-through or a walk-up window.
5. Outdoor storage shall be at the sides or rear of the site, and shall be totally encircled or screened by a fence, planting, or other suitable visual barrier.
6. Commercial Communication Towers: See Section 1104-A

802.02 I-2 Heavy Industrial District: The purpose of this district is to provide areas for development of heavy industrial uses that have extensive space requirements and/or generate substantial amounts of noise, vibrations, odors, or possess other characteristics that are detrimental, hazardous, or otherwise offensive and incompatible with other land uses.

802.02.1 Uses Permitted:

1. Any use permitted in I-1 Light Industrial District, except adult arcades, adult bookstores, adult cabarets, adult entertainment establishments, adult motels, or adult motion picture theaters
2. Recycling plants
3. Heavy manufacturing and processing plants, provided however, that these plants are not dangerous to other industrial uses by virtue of explosion and fire hazards, and have not been declared a nuisance in any court of record
4. Mining, quarrying, and other extractive industries
5. Heavy industrial uses that possess a hazard potential, but not necessary in support of other industrial activities, may be permitted, following review of site plan to ensure that maximum measures were taken to protect other industries that may be located in the area and land uses adjacent to the industrial district. Such determination shall be made by the Site Plan Review Committee, assisted by other departments and agencies of the City as required.
6. Wrecker Services, auto recovery storage lots, and junk yards.
7. Commercial Communication Towers

802.02.2 Regulations:

1. Regulations for industrial uses not considered dangerous or a nuisance shall be the same as in the I-1 Light Industrial District.
2. For heavy industrial uses possessing a hazard potential and for which a site plan must be submitted, yard requirements shall be that deemed necessary by the Site Plan Review Committee, assisted by appropriate professional assistance, to protect adjacent industrial, commercial, residential and other land uses. However, yards shall not be less than that required for the I-1 Light Industrial District.
3. Commercial Communication Towers: See Section 1104-A

802.03 TECHNICAL INDUSTRIAL PARK DISTRICT (TIP): The purpose of the Technical Industrial Park (TIP) District is to provide areas adjacent to major transportation arteries and thoroughfares where light industrial, technological and professional firms can locate with the assurance of a high permanent level of design quality, extensive site amenity, open space, and environmental protection. The operation and development standards of the TIP District are intended to provide for the protection and compatibility of abutting residential and non-industrial parcels and the compatibility and amenity among the firms located in the TIP District, by the application of stringent site planning and aesthetically desirable design.

802.03.1 Uses Permitted:

1. All uses permitted in a C-3 (General) Commercial District, except for new or used car lots, wrecker services, truck, mobile home or boat sales, the sale of heavy construction equipment, and off-premise signs
2. Research and laboratory facilities

3. Warehousing and wholesale establishments, but not truck terminals
4. Light manufacturing, compounding, processing, fabricating, assembling, or packaging facilities
5. Colleges, vocational-technical schools and trade schools
6. All uses permitted shall be limited to those which are free of emissions consisting of odor, dust, smoke, cinders, gas, fumes, noise, vibration, refuse matter, water-carried waste, or other emissions.

802.03.1(a) Uses Which May be Permitted as Use Permits:

1. Child Care Center/Commercial, as an accessory use.
2. Commercial Communication Towers.

802.03.2 Regulations:

1. Minimum lot area - none
2. Minimum lot width - none
3. Minimum setback for front yards or yards abutting streets - thirty (30) feet. No parking will be permitted in the first fifteen (15) feet, as measured from the street right-of-way, but access across this area with walks, bikeways, trails, and drives and the installation of identification signs will be permitted.
4. Minimum side yard width - ten (10) feet, except where it adjoins residentially zoned property or a Special Use District (excluding Highway Transportation Corridor and Communications) in which case it shall be increased to fifty (50) feet. No building of any kind and no parking will be permitted in this setback area but access across this area with walks, bikeways, trails, and drives will be permitted. (See maximum building height)
5. Minimum rear yard depth - twenty (20) feet, except where it adjoins residentially zoned property or a Special Use District (excluding Highway Transportation Corridor and Communications) in which case it shall be increased to fifty (50) feet. (See maximum building height) No building of any kind and no parking will be permitted in this setback area, but access across this area with walks, bikeways, trails, and drives will be permitted. However, when a parcel adjoins residentially zoned property or a Special Use District (excluding Highway Transportation Corridor and Communications) if the principal building is less than 10,000 square feet of gross floor area and has no dock high loading space in the rear, parking will only be prohibited in the first twenty-five (25) feet as measured from the abutting residentially zoned property or Special Use District.
6. Maximum building height - seventy-five (75) feet, except where the parcel adjoins low or moderate density residentially zoned property, in which case there shall be added one (1) foot of yard setback for each foot of building height over forty-five (45) feet. No building of any kind and no parking nearer than fifty (50) feet from the abutting residentially zoned property will be permitted in this setback area, but access across this area with walks, bikeways, trails, and drives will be permitted.

7. Maximum lot coverage - fifty percent (50%), except for a building over forty-five (45) feet, the maximum lot coverage shall be thirty percent (30%) including all buildings and accessory structures.
8. All principal uses must be housed in fully enclosed buildings.
9. All storage areas and refuse collection areas shall be located at the rear of the site and shall be totally encircled or screened by a fence, planting, or other suitable visual barrier. On corner parcels, storage and refuse areas must be located on the opposite corner of the parcel from the street corner.
10. All loading and unloading space shall be located to the rear of the principal buildings. On corner parcels, or on through parcels, if there is only one principal building, one side of the principal building may be used for loading and unloading. Side loading is also permitted if the loading space is screened from abutting properties and the view from the street. Front loading space may be permitted under the following conditions:
 - A. The loading space shall be recessed a minimum of twenty-five (25) feet into the front building elevation.
 - B. All vehicle maneuverability shall be on-site.
 - C. The loading space shall not exceed twenty-five percent (25%) of the front building elevation.
11. No structure of a temporary character of any kind shall be permitted except during the construction period.
12. Commercial Communication Towers: See Section 1104-A